



**COLDWELL
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COMMERCIAL**
CBS

FOR LEASE

1270 LOCKWOOD RD

Billings, MT 59101

AVAILABLE SPACE

1,200 SF

LEASE RATE

\$650 per month (plus utilities)

AREA

1270 Lockwood Rd is located in a well kept industrial complex just outside of Billings, MT in Lockwood. This small shop space is ideal for any contractors or small business owners that require a 12 ft overhead door, shop space and small office. With limited small shop space for lease in Billings, this shop will lease up quickly!

CBCMONTANA.COM



OFFICE

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1215 24th Street, Suite 240, Billings, Montana 59102
406.656.2001



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OFFERING SUMMARY

Available SF: 1,200 SF

Lease Rate: \$650 per month (plus utilities)

Lot Size: 0.99 Acres

Year Built: 1999

Building Size: 6,000 SF

Zoning: Controlled Industrial

PROPERTY OVERVIEW

- *1200 SF shop space for lease
- *\$650/mo (\$545/mo base rent + \$105/mo CAM) + utilities
- *12 ft overhead door
- *Small office space
- *2 parking spaces
- *Bathroom

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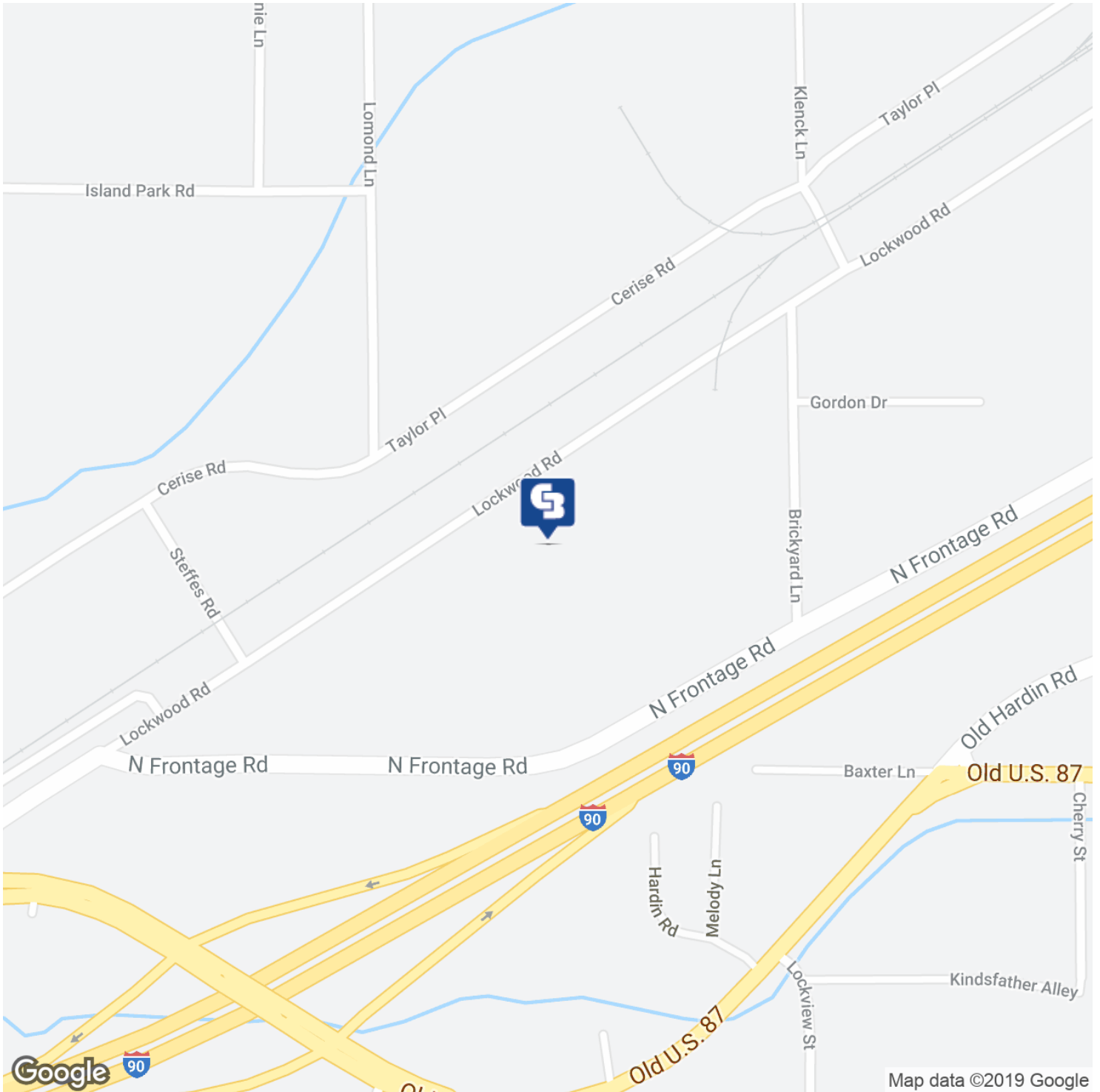
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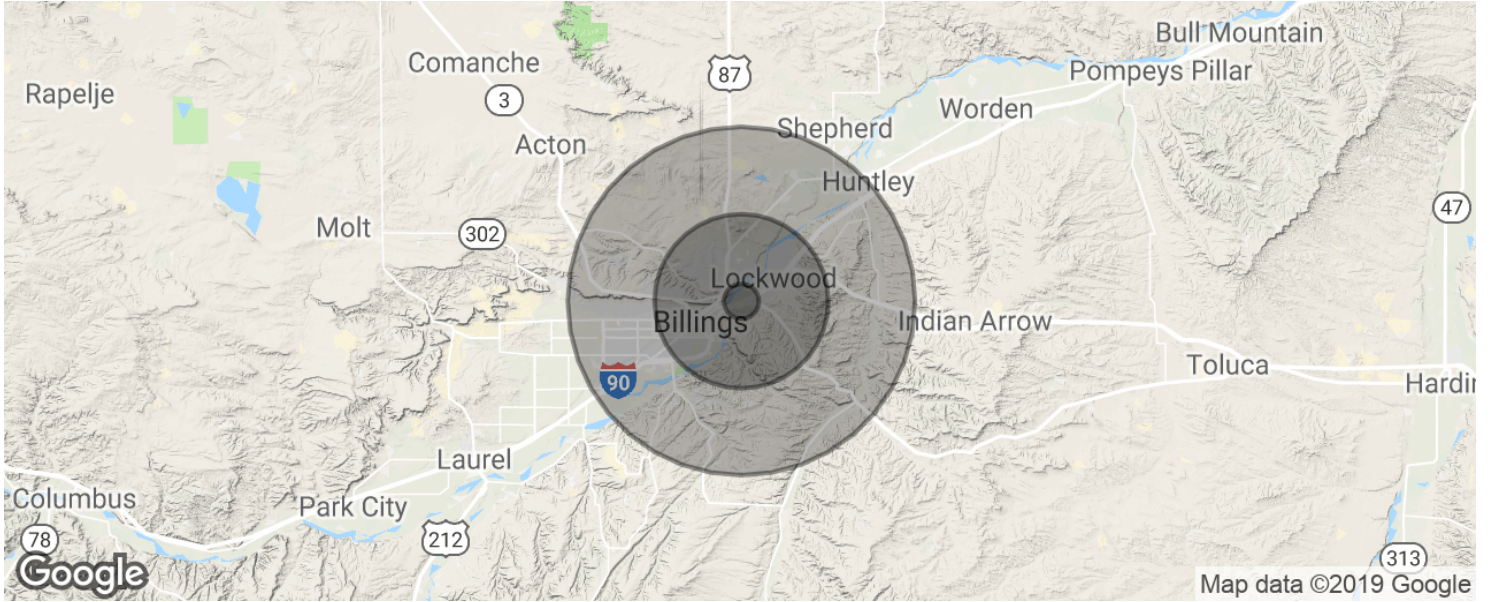
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,638	60,874	127,783
Median age	35.4	35.5	36.7
Median age (Male)	34.0	34.3	35.3
Median age (Female)	37.6	36.7	38.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	676	24,803	53,781
# of persons per HH	2.4	2.5	2.4
Average HH income	\$48,645	\$52,425	\$56,093
Average house value	\$133,164	\$147,940	\$167,827

* Demographic data derived from 2010 US Census

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